LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-280053.0000 RES
EE06 2026

sale

2023	BINGMAN JAMES O & THE	2016-10-21
2024	BINGMAN JAMES O & THE	2016-10-21
2025	BINGMAN JAMES O & THE	2016-10-21
2026	BINGMAN JAMES O & THERE	2016-10-21 PT NW1/4 SW1/4 S28 .926A
	4594 TR 35	1SD
		$106,000
	ADA OH 45810	

Eff Rate:– 40.58 — 40.81 — 41.26 — 41.27 — a/r

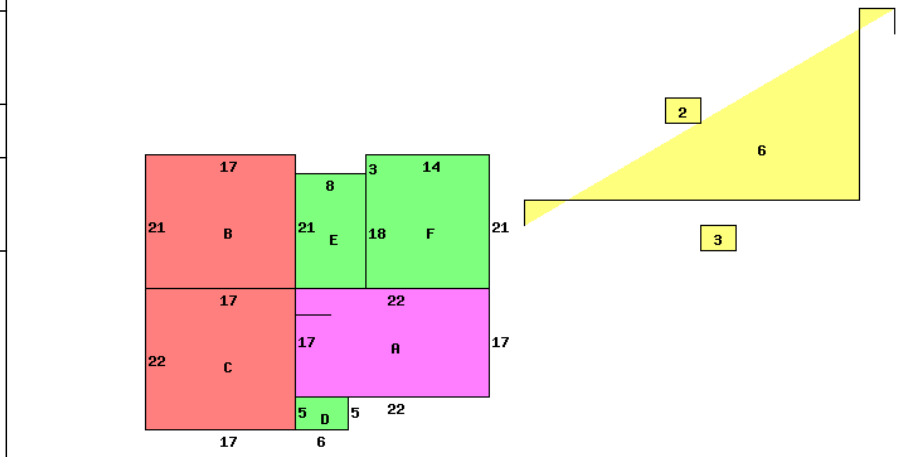
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.9300	.9300	.9300	.9300	.9300			
Land100%	23740	23740	23740	23740		23740	16400	16390
Bldg100%	149890	149890	149890	149890		149890	208970	208960
Totl100%	173630t	173630t	173630t	173630t		173630t	225370t	225350t
Cauv100%								
Tax Value:								
Land 35%	8310	8310	8310	8310		8310	5740	5740
Bldg 35%	52460	52460	52460	52460		52460	73140	73140
Totl 35%	60770t	60770t	60770t	60770t		60770t	78880t	78870t
Hmstd35%	53590	53590	53590	53590		53590	71690	
Owner Oc	44.66	44.42	44.64	44.36	44.64	hmstd 8310 l 45280 b		
Hmstd RB								
Net Tax	2218.80	2234.64	2260.70	2246.86	2260.70			
Sp-Asmnt	27.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		374		a	*MAIN
1H	F/C	A		357		b	ADDTN
1H	F/C	A		374		c	ADDTN
	OFP	P		30	900	d	PORCH
	DK	P		144	2160	e	PORCH
	PAT	P		294	880	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
474	1	2016-10-21	BINGMAN JAMES O & THERESA	1SD		106000	9970	65770
376	1	2015-08-04	CLUM LASON P & NICHOLE I	1SD		110000	9970	65770
189	1	2007-04-20	RUSHING NICOLE K & JESSE	1SD		110000	9400	54540
23	1	2004-01-22	KAHLEY TONYA	1DD	*	0	7600	47290
1065	1	1991-12-20		1WD		30000	0	19910

Year	Land	Bldg	Total	Net Tax
2022	4190	34740	38930	1640.14
2021	4190	34740	38930	1805.74

	project	ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
110	HOG CREEK MAINLINE - HOG CR.	XA/2025		
322	HUBBELL - HOG CREEK	XA/2025		
577	OTTAWA RIVER PROJECT MAINT	XA/2021		



4594 TR 35 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1105	101980
	Part Upper	FRAME	731	33900
	Subtotal			135880
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	3270
Floor/Hardwood	X	X	Plumbing	2100
Floor/Carpet	X	X	Extra Features	3940
Floor/Tile-Lino	L		Total Value	145190
Number of Rooms	3	3		
Bedrooms	1	2	PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
			PUB PAVED ST/RD	
Heat Pump	A			
Central A/C	A		Neighborhood:	
Plumbing			Code:	2400
Standard	1		Dwl/Gar/NC%	1.8500
Extra 3 Fixture	1			

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value		
1	DWELLING	1	F/C		1836		C	1930GD	145190	.40		161160		
2	Pole Build			30X40	1200		C	2022AV	18000	.05		17100	ELECTRIC	CONCRET FL
3	Shed	*NV	0	10X14	140			OLD/VP	0			0		
5	Garage			24X32	768		C	2017AV	18430	.20		27280		
6	P		OFP	6X20	120		C	2022AV	3600	.05		3420		

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.9300				17250	17250	16390	16390

Call Back: Sign: PSN Date: 2015-09-03 Lister: 24-280053.0000-v082020R